

DEVELOPMENT CONDITIONS

PRC 74-2-113-2

January 17, 2012

With the Board of Supervisors approval of PRC 74-2-113-2, located at Tax Map 17-1 ((1)) 14B, the Board conditioned the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Reston District Police Station and County Governmental Center" prepared by Burges and Niple, consisting of 14 sheets, and dated August 2011 as revised through December 21, 2011. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. The architectural design of the building shall be in substantial conformance with the elevations and sections shown on the PRC Plan. Modifications may be made with the final architectural design if they are determined to be in substantial conformance with the elevations shown on the PRC Plan.
3. The applicant shall incorporate public art into the development following consultation with the Initiative for Public Art – Reston (IPAR). The applicant shall coordinate with IPAR to obtain its recommendations on the type and locations of public art to be provided at the site. The applicant shall make the final selection of the public art features and their locations based on the recommendations from IPAR and shall incorporate such features into the development prior to issuance of the final non-residential use permit (Non-RUP.) The applicant consult with IPAR for the design of any bike racks, benches, fences and other street furniture that maybe provided.
4. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to modification as determined necessary by the Director of the Department of Public Works and Environmental Services (DPWES). If the area to the east is not required for temporary parking it shall not be cleared or graded.
5. The applicant shall use best efforts to provide staging and parking for the facility without the disturbance of the wooded parcel located east of Cameron Glen Drive. In the event that the parcel to the east of Cameron Glen Drive is required to be used for parking or construction staging then the parcel shall be used only during the time of construction and the pavement shall be removed and site replanted with grass after the

construction of the development site parking is complete and a non-residential use permit issued for the building.

6. The first and all subsequent submissions of the site plan shall include a tree preservation plan and narrative for review and approval by the Urban Forest Management Division that, in addition to the General Tree Conservation Plan Submission Requirements of Public Facilities Manual (PFM) 12-0501, provides the following:
 - A. An inventory of all on-site trees 10 inches in diameter and larger that are dead or in poor condition and within 100 feet of the limits of clearing and grading. Additional on-site trees that, as judged by their height, are within striking distance of walkways, streets, buildings, or non-wooded open space shall also be identified on the plan.
 - B. The timing for removal of any dead or potentially hazardous trees that may occur within the preservation areas.
 - C. Information, specifications, and graphical details relating to the timing, installation and maintenance of tree protection fencing and signage in accordance with PFM 12-0703.
7. The first submission of the site plan, and all subsequent plan submissions, shall include a landscape plan and specifications, for review and approval by the Urban Forest Management Division, that generally conform to the Conceptual Landscape Plan approved with the PRC plan. The landscape plan and specifications shall incorporate techniques designed to reduce maintenance requirements and contribute to a cleaner and healthier environment with improved air and water quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation. Such techniques include the following:
 - A. Reduce turf areas to minimize mowing operations and the resulting air pollution. Contiguous mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs. Mulched areas and turf areas shall be delineated on the landscape plan.
 - B. Plant trees in areas to contribute to energy conservation for the buildings, as depicted in Plate 4-12 of the Public Facilities Manual.
 - C. Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.

- D. Landscaping implemented with the site plan can be made up of groups of trees including overstory type trees (Category III and IV, as listed in PFM Table 12.17) together with smaller understory type trees (Category II). In this application, it is acceptable for there to be some overlap in the 10 year projected canopies of overstory trees and the canopies of understory trees, as provide for in PFM 12-0510.4E(6). Landscaping plants shall consist of non-invasive plants.
- 8. If a waiver of on-site stormwater management is not granted by DPWES, then required on-site facilities shall be provided, as determined by DPWES.
 - 9. The Applicant shall pursue incorporation of low impact development techniques subject to approval by DPWES. Such measures may include, but shall not be limited to, precast permeable pavers, porous pavement, tree pits, and compost amendments.
 - 10. In accordance with the Fairfax County Board of Supervisors Policy for Sustainable Development for Capital Projects greater than 10,000 square feet, the proposed building shall be designed and built with green building measures to attain at a minimum the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) Silver certification rating.
 - 11. The Applicant shall formulate and implement a transportation demand management (TDM) program to encourage and facilitate the ability of employees of Reston Police Station and Hunter Mill Supervisor's office to travel to work by means other than single occupancy vehicle.
 - 12. The TDM Program shall include the elements listed below. Such items may be adjusted from time to time as approved by Fairfax County Department of Transportation (FCDOT), without requiring a Proffered Condition Amendment.
 - A. A TDM Program Manager to oversee all TDM elements and act as the liaison between the Applicant and FCDOT. The program manager may be employed directly by the Applicant or be a contractor to the Applicant. The program manager position may be part of other duties assigned to the individual;
 - B. Participation in the Fairfax County Ride Source Program, including registering with the Guaranteed Ride Home program offered in connection with the Metropolitan Washington Council of Governments;
 - C. Display in the main lobby transportation-related information for employees, volunteers, and visitors;
 - D. Distribute transportation information package to all new employees, including site-specific transit-related information referencing the nearest

Metro station and bus routes, and encouraging all employees to use Metrorail, bus service, carpool/vanpool, bicycling, or walking;

- E. Maintain varied office shifts to allow for some work trips to occur outside of the typical AM and PM peak hours, and encourage telecommuting and flextime for administrative employees as appropriate;
 - F. Provide for on-site bicycle storage;
 - G. Provide a sidewalk system designed to encourage/facilitate pedestrian circulation.
 - H. Coordinate with Reston Area LINK program with enhanced participation when the area Metro Rail becomes available.
 - I. A parking management program which shall include but not limited to preferential space for residential vanpools, car pools, etc.
 - J. Provide a bus shelter and pad along the site on Cameron Glen Drive per the approximate location as determined by FCDOT. A sidewalk connection shall be provided from the bus shelter to the proposed sidewalk on Cameron Glen Drive. The Applicant shall maintain the trash receptacle located at the bus stop.
 - K. Restripe Cameron Glen Drive to include on-road bike lanes and a painted median per a design in consultation with FCDOT. Striping for two bike lanes shall be done provided that restrictions are implemented to prohibit parking on the west and south sides of Cameron Glen Drive.
13. The applicant shall install a berm and additional landscaping along Bowman Towne Drive. Prior to site plan submission the applicant shall provide a revised copy of the landscape plan with the proposed berm and additional landscaping to the Hunter Mill Supervisor for review.